

**VICINITY MAP**

IDO ZONING: NR-BP  
 LOT AREA: 871,814.71 S.F. (20 ACRES)

**KEYED NOTES**

1. EXISTING SIDEWALK TO REMAIN. NO WORK
2. EXISTING HANDICAPPED ACCESSIBLE RAMP. NO WORK
3. EXISTING PARKING. NO WORK
4. EXISTING RECYCLE SERVICE TO REMAIN, NO WORK.
5. EXISTING LANDSCAPING AREA.
6. EXISTING PEDESTRIAN WALK-WAY. NO WORK
7. EXISTING FIRE HYDRANT.
8. EXISTING FIRE HYDRANT TO BE RELOCATED
9. NEW RELOCATED FIRE HYDRANT
10. EXISTING MOTORCYCLE PARKING.
11. EXISTING BIKE RACK. NO WORK
12. EXISTING GATE.
13. EXISTING CHAIN LINK FENCE
14. PORTION OF CHAIN LINK FENCE TO BE RELOCATED
15. NEW CONCRETE RETAINING WALL.
16. NEW AGGREGATE BASE COURSE FOR EMERGENCY VEHICLE ACCESS.
17. ASPHALT PAVING.
18. EXISTING TRASH COMPACTOR TO REMAIN NO WORK

**LANDSCAPE REQUIREMENTS**

PER IDO SECTION 14-16-5-6 (C)(2)(a) A MINIMUM OF 15% OF THE NET LOT AREA SHALL CONTAIN LANDSCAPING

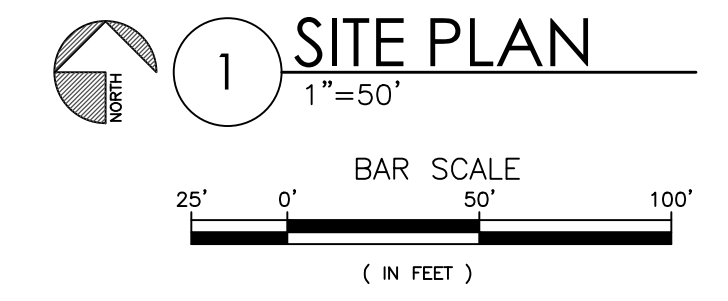
LOT AREA	=	871,814.71 SF (20 ACRES)
EXISTING BUILDING	=	138,599 SF
NEW BUILDING	=	35,000 SF
TOTAL BUILDINGS AREA	=	173,599 SF
LOT AREA	-	BLDG AREA 173,599 SF =
X 15%	=	104,732 SF.

**PARKING REQUIREMENTS**

PARKING REQUIRED FOR EXISTING BUILDING.  
 325 EXISTING PARKING SPACES  
 5 EXISTING MOTORCYCLE SPACES  
 15 EXISTING BICYCLE SPACES

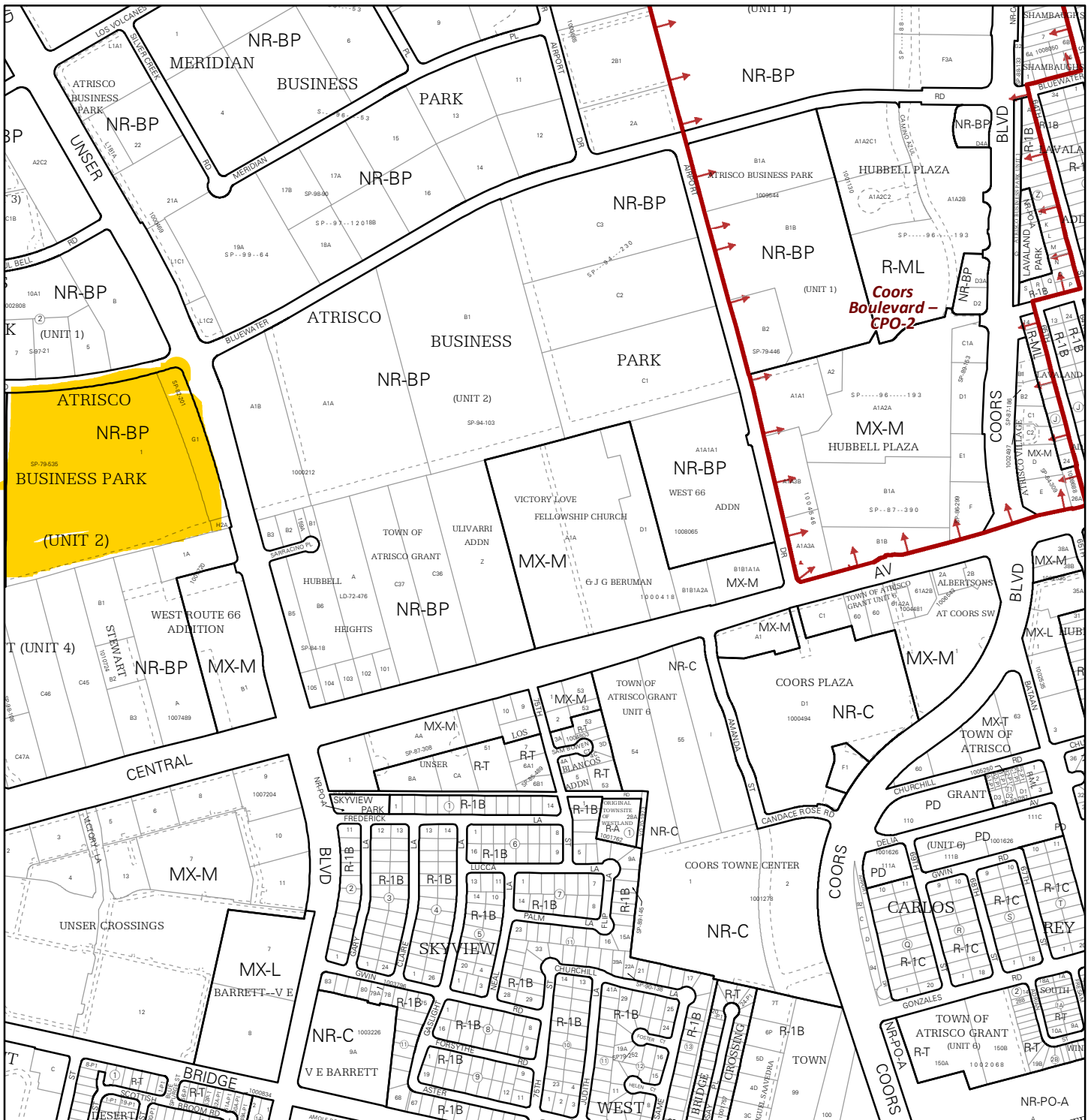
NEW BUILDING PARKING REQUIREMENT  
 IDO SECTION 14-16-5 TABLE 5-5-1 MINIMUM OFF STREET PARKING REQUIREMENTS  
 NO PARKING REQUIREMENTS FOR WAREHOUSING

NOTE:  
 NO WORK IS TO BE DONE ON THE PARKING AREAS EVERYTHING IS EXISTING ON SITE, THIS PROJECT CONSIST OF THE WAREHOUSE ADDITION AND EMERGENCY VEHICLES ACCESS ROAD




**VITALITY WORKS - ADDITION**  
**SITE PLAN**  
**8500 BLUEWATER RD NW**  
**ALBUQUERQUE, NM 87121**  
**PROJECT #2546**

REVISION DATE
DATE
2/17/2026
SHEET NUMBER
AS-1.0

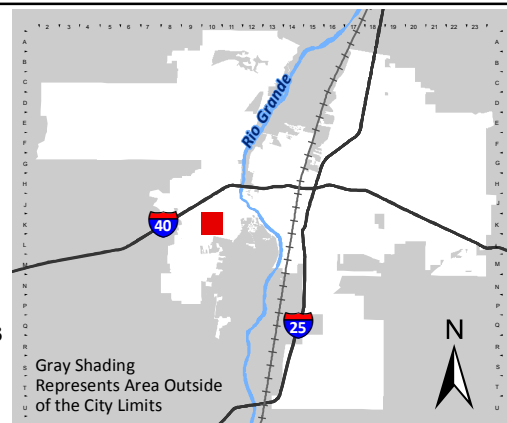


For more details about the Integrated Development Ordinance visit: <http://www.cabq.gov/planning/codes-policies-regulations/integrated-development-ordinance>

## IDO Zone Atlas May 2018



IDO Zoning information as of May 17, 2018  
The Zone Districts and Overlay Zones are established by the Integrated Development Ordinance (IDO).











Rio Grande

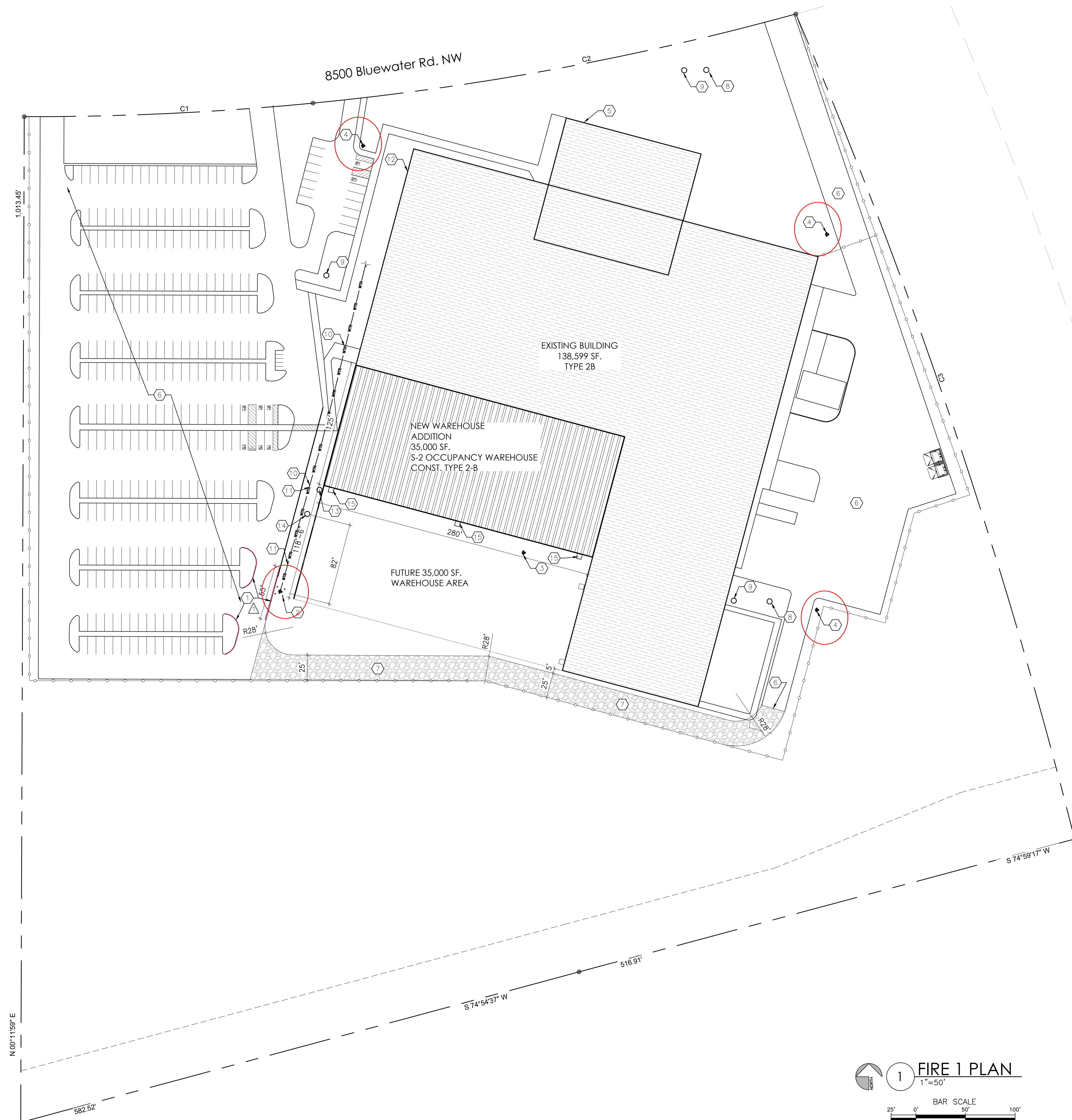
I-40 I-25

Gray Shading  
Represents Area Outside  
of the City Limits

Zone Atlas Page:  
**K-10-Z**

-  Easement
-  Escarpment
-  Petroglyph National Monument
-  Areas Outside of City Limits
-  Airport Protection Overlay (APO) Zone
-  Character Protection Overlay (CPO) Zone
-  Historic Protection Overlay (HPO) Zone
-  View Protection Overlay (VPO) Zone

0 250 500 1,000 Feet



**ALBUQUERQUE FIRE MARSHAL'S  
DIVISION OFFICE PLANS  
CHECKING DIVISION  
PERMIT**  
 PERMIT NUMBER: FP-26-000103  
 APPROVED DATE: 02/20/2026  
**APPROVED**

THESE CONSTRUCTION DOCUMENTS WERE REVIEWED AND APPROVED BY THE ALBUQUERQUE FIRE MARSHAL'S OFFICE IN ACCORDANCE WITH THE CITY ORDINANCE, THE INTERNATIONAL FIRE CODE, AND NFPA STANDARDS. THIS PERMIT IS VALID FOR 180 DAYS. FINAL INSPECTION IS REQUIRED.  
**FIRE FLOW: 4000 GPM 4 FH**

**FIRE FLOW REQUIREMENTS**

CONSTRUCTION TYPE 2B 173,599 S.F. (1 STORY)  
 138,301 S.F. OR GREATER = 8,000 G.P.M. = 4 HOUR FLOW DURATIONS  
 7,000 G.P.M. OR MORE = 8 HYDRANT = 200 FEET SPACING  
 50% REDUCTION ALLOWED DUE TO SPRINKLER SYSTEMS  
 4,000 GPM, 4 HYDRANTS REQUIRED

- KEYED NOTES**
1. FIRE LANE, PAINT CONC. CURB RED AND ADD SIGNAGE TO CURBS 5" HIGH WHITE LETTER "NO PARKING, FIRE LANE", TYP. EVERY 15' OVER 6" WIDE RED STRIPE, REF: FIRE ORD. 503.3.1.
  2. RELOCATED FIRE HYDRANT LOCATION, WITH 36" CLEARANCE.
  3. EXISTING HYDRANT TO BE RELOCATED
  4. EXISTING FIRE HYDRANT LOCATION.
  5. EXISTING PREMIS ID LOCATION
  6. EXISTING ASPHALT PAVING.
  7. NEW AGGREGATE BASE COURSE FOR EMERGENCY VEHICLE ACCESS.
  8. EXISTING PIV
  9. EXISTING FDC
  10. EXISTING 8" WATERLINE
  11. NEW 6" WATERLINE
  12. EXISTING KNOX BOX
  13. NEW PIV VALVE
  14. NEW FDC
  15. 2021 IFC SECTION 3206.7 FIRE DEPARTMENT ACCESS DOORS @125" WITH LABEL "FIRE DEPARTMENT ACCESS DOOR DO NOT BLOCK"

- LIFE SAFETY GENERAL NOTES**
- A. PREMISE IDENTIFICATION - SHALL BE MINIMUM 12 INCHES HIGH x 1 INCH WIDE STROKE AND SHALL CONTRAST WITH THEIR BACKGROUND AND SHALL BE VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY
  - B. G.C. TO PROVIDE FIRE EXTINGUISHERS 2A-10-BC, 1 PER EACH 3,000 S.F., REF: FLOOR PLANS FOR QUANTITY, LOCATIONS AND TYPE.
  - C. ALL PENETRATIONS THROUGH A FIRE RATED WALL ASSEMBLY TO BE FIRESTOPPED WITH THERMAFIBER AS MANUFACTURED BY THERMAFIBER, LLC, WABASH, 46992 OR OTHER APPROVED EQUAL.
  - D. ALL EXIT SIGNS AND EMERGENCY LIGHTING SHALL HAVE BATTERY BACK-UP, REF: ELECTRICAL.

**FIRE APPARATUS ACCESS ROADS NOTES:**

- FIRE APPARATUS ACCESS ROADS SHALL HAVE AN ASPHALT, CONCRETE, OR OTHER APPROVED DRIVING SURFACE CAPABLE OF SUPPORTING THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS.
- SECURITY GATES SHALL BE PROVIDED WITH KNOX BOXES. ELECTRICAL SECURITY GATES SHALL HAVE KNOX KEY SWITCH
- FIRE APPARATUS ACCESS ROADS SHALL NOT EXCEED 10 PERCENT IN GRADE.

VITALITY WORKS - ADDITION  
 FIRE 1  
 8500 BLUEWATER RD NW  
 ALBUQUERQUE, NM 87121  
 PROJECT #2546

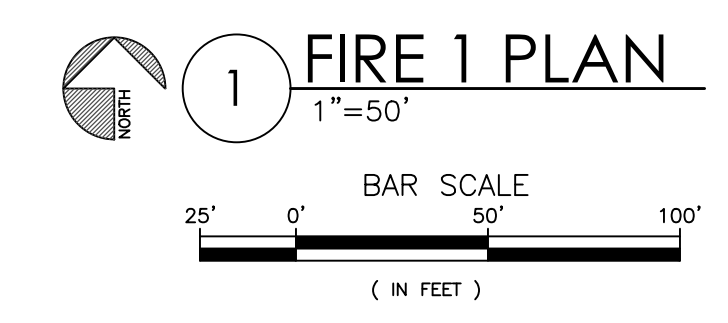
REVISION DATE  
 2/19/2026

STATE OF NEW MEXICO  
 RICHARD P. BENNETT  
 No. 1240  
 2/17/2025  
 REGISTERED ARCHITECT

RBA ARCHITECTURE, PC  
 ARCHITECTURE  
 PLANNING  
 DESIGN  
 1000 S. 11TH ST. NW  
 ALBUQUERQUE, NM 87102  
 WWW.RBAARCH.COM

DATE  
 2/17/2026

SHEET NUMBER  
 F-1



# CITY OF ALBUQUERQUE

Planning Department  
Alan Varela, Director



Mayor Timothy M. Keller

March 16, 2026

David Soule, P.E.  
Rio Grande Engineering  
P.O. Box 93924  
Albuquerque, NM 87199

**RE: 8500 Bluewater Rd NW  
Conceptual Grading and Drainage Plan  
Engineer's Stamp Date: N/A  
Hydrology File: K10D009  
Case # HYDR-2026-000991**

Dear Mr. Soule,

Based upon the information provided in your submittal received 3/10/2026, the Conceptual Grading & Drainage Plans are preliminary approved for action by the Development Facilitation Team (DFT) on Site Plan for Building Permit and for action by the Development Hearing Officer (DHO) on platting.

PO Box 1293

**PRIOR TO BUILDING PERMIT:**

Albuquerque

1. Please submit a more detailed Grading & Drainage Plan to Hydrology for review and approval. This digital (.pdf) is emailed to [PLNDRS@cabq.gov](mailto:PLNDRS@cabq.gov) along with the Drainage Transportation Information Sheet.

NM 87103

[www.cabq.gov](http://www.cabq.gov)

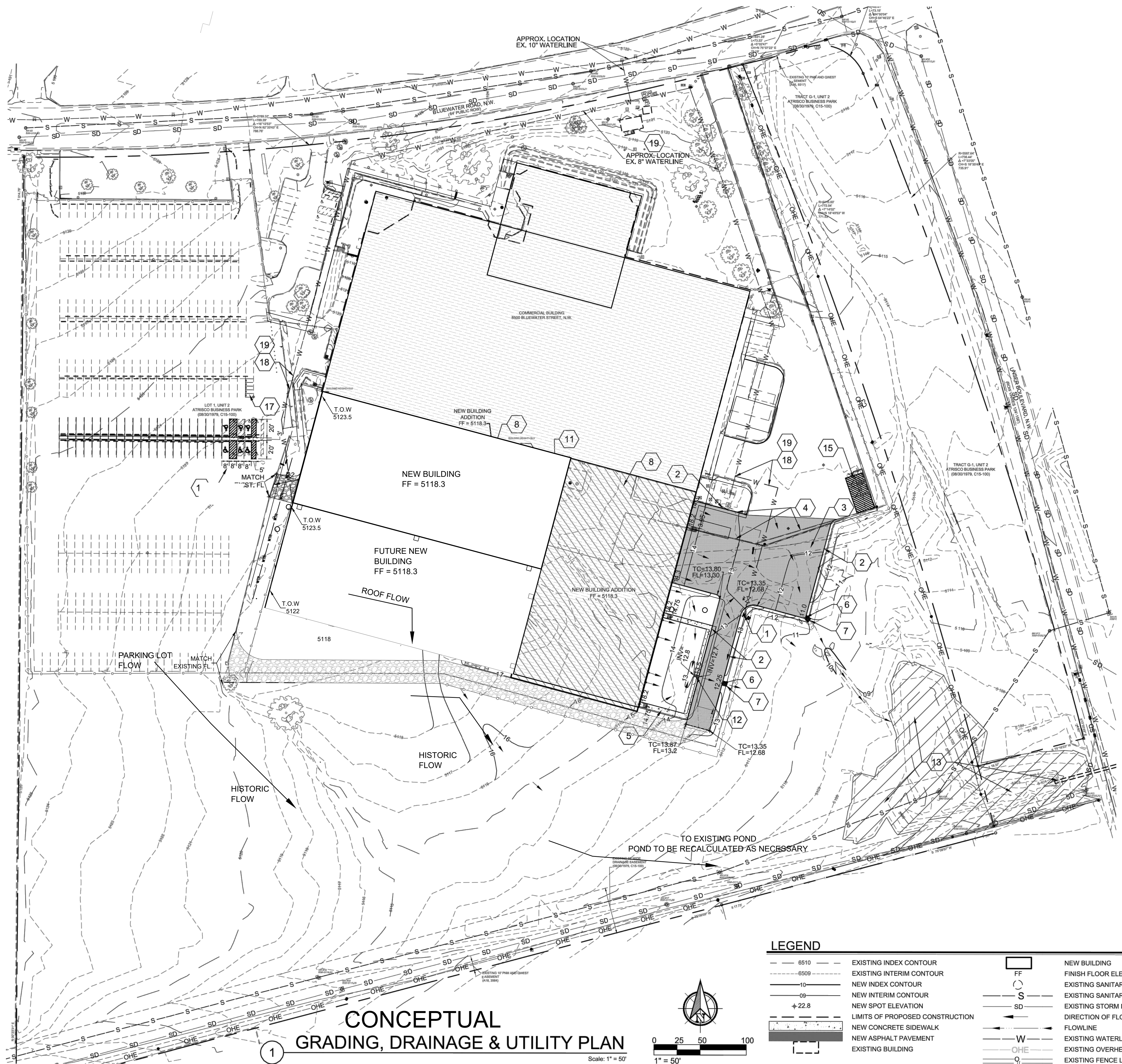
If the project total area of disturbance (including the staging area and any work within the adjacent Right-of-Way) is 1 acre or more, then an Erosion and Sediment Control (ESC) Plan and Owner's certified Notice of Intent (NOI) is required to be submitted to the Stormwater Quality Engineer (Doug Hughes, PE, [jhughes@cabq.gov](mailto:jhughes@cabq.gov), 505-924-3420) 14 days prior to any earth disturbance.

If you have any questions, please contact me at [baileythompson@cabq.gov](mailto:baileythompson@cabq.gov) or 505-924-3995.

Sincerely,

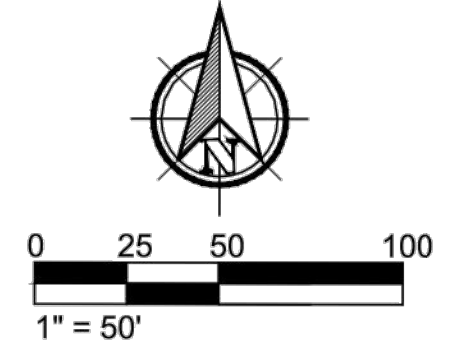
Bailey Thompson, E.I.  
Associate Engineer, Hydrology  
Planning Department, Development Review Services

LAST MODIFIED: Apr 11, 2018 - 11:20am BY USER: Craig  
 DWG. LOCATION: K:\Projects\2017\17-073\Civil  
 DWG. NAME: 17-073-Civil.dwg



# CONCEPTUAL GRADING, DRAINAGE & UTILITY PLAN

Scale: 1" = 50'



### LEGEND

--- 6510 ---	EXISTING INDEX CONTOUR		NEW BUILDING
--- 6509 ---	EXISTING INTERIM CONTOUR	FF	FINISH FLOOR ELEVATION
- - - 10 - - -	NEW INDEX CONTOUR		EXISTING SANITARY SEWER MANHOLE
- - - 09 - - -	NEW INTERIM CONTOUR	S	EXISTING SANITARY SEWER LINE
+22.8	NEW SPOT ELEVATION	SD	EXISTING STORM DRAIN
	LIMITS OF PROPOSED CONSTRUCTION		DIRECTION OF FLOW
	NEW CONCRETE SIDEWALK		FLOWLINE
	NEW ASPHALT PAVEMENT	W	EXISTING WATERLINE
	EXISTING BUILDING	OHE	EXISTING OVERHEAD ELECTRIC LINE
		F	EXISTING FENCE LINE

VITALITY WORKS - ADDITION  
 CONCEPTUAL GRADING PLAN  
 8500 BLUEWATER RD NW  
 ALBUQUERQUE, NM 87121  
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REVISION DATE	
DATE	3/10/2026
SHEET NUMBER	AS-1.0